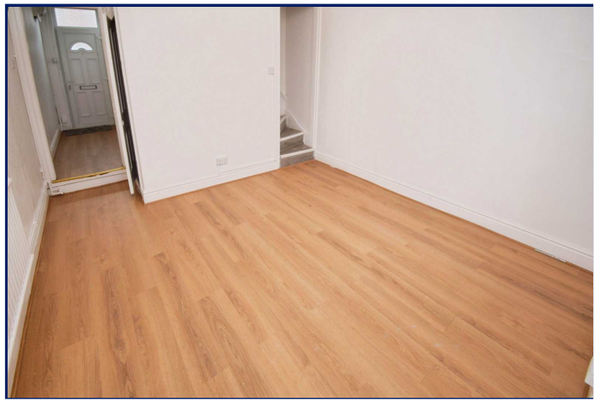




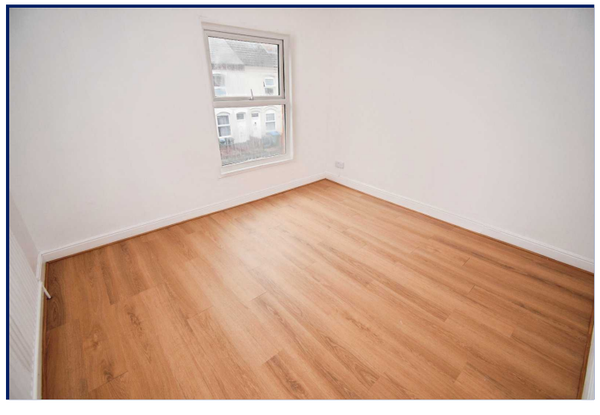












Nicholls Street, Hillfields, Coventry,
CV2

Asking Price: £140,000
Freehold

Reeds Rains

reedsrains.co.uk

Nicholls Street, Hillfields, Coventry, CV2

Asking Price: £140,000 Freehold

Council Tax Band: A
EPC Rating: TBC

Reeds Rains Coventry are delighted to offer this well presented two bedroom mid terraced home, ideally situated in the popular Hillfields area of Coventry. Perfectly positioned for easy access to local amenities, Coventry University and the City Centre, the property also benefits from excellent links to Jaguar Land Rover (Whitley), University Hospital Coventry and Warwickshire, and a range of nearby business parks.
This deceptively spacious home features a welcoming lounge, a separate dining room ideal for entertaining, a fitted kitchen, and a ground floor bathroom. To the first floor are two generously sized double bedrooms, providing comfortable accommodation for first time buyers, professionals, investors, or small families alike.
Further benefits include gas central heating, double glazing throughout, and a private rear garden offering valuable outdoor space for relaxation and enjoyment.
With its convenient location and excellent potential, this property represents a fantastic opportunity. Early viewing is highly recommended to avoid disappointment.
Council Tax Band A. EPC Rating D.

Entrance Hall
Doors leading to

Living Room
11'2" x 8' (3.4m x 2.44m)
Window to front.

Dining Room
12' x 12'1" (3.66m x 3.68m)
Stairs to first floor, under stairs cupboard, window to rear, door leading to

Kitchen
10' x 5'10" (3.05m x 1.78m)
A range of base and wall units, sink,drawers, working surfaces, boiler, space for coker, washing machine and fridge/freezer door leading to

Bathroom
Bath with mixer tap, w.c., wash basin, windows.

Landing
Doors leading to

Bedroom
12' x 11'2" (3.66m x 3.4m)
Wardrobe cupboard, window to front.

Bedroom
12' x 12'2" (3.66m x 3.7m)
Window to rear.

Rear Garden
Courtyard style garden with rear access.

Front
Small enclosed block paved area.

The Reeds Rains branch at 15/17 Warwick Row, Coventry, West Midlands CV1 1EX is operated by NSP Properties Limited which is independently owned and operated under a Licence from Reeds Rains Limited. NSP Properties Limited is registered in England within Company Number 06371373. Registered Office: 20 Market Hill, Southam, Coventry CV47 0HF

All Measurements
All Measurements are Approximate.

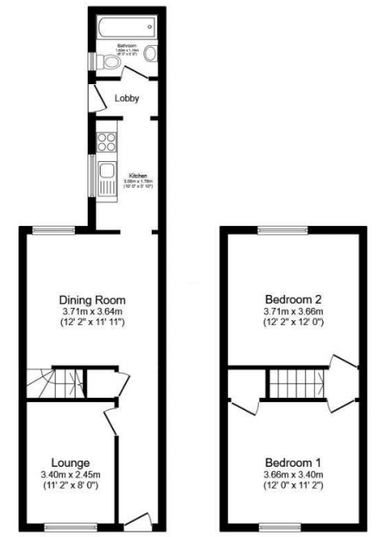
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

For full EPC please contact the branch.

Coventry



Total floor area: 69.5 sq.m. (749 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

Other important information which you will need to know about this property can be found at reedsrains.co.uk